

Joppa – Joppatowne Community Area

Community Character

This community area is located in southeastern Harford County and is bordered on the west by Baltimore County across the Little Gunpowder Falls, on the northwest by Old Joppa Road, on the north by Bel Air Road, on the east by Winter's Run and Magnolia Road, and on the south by the Aberdeen Proving Ground and Little Gunpowder Falls.

The northern part of the community area is in the Piedmont, a hilly upland traversed by many small streams and containing a variety of mineral resources. Mining of building stone and slate, as well as small deposits of gold, chromite, and iron ore have occurred in this area. The plan area slopes from the north at Bel Air Road, at an elevation of approximately 295 feet, south through the Coastal Plain, to Joppatowne at sea level. The mineral resources of the Coastal Plain are chiefly sand and gravel, and are presently mined and used as aggregate materials by the construction industry. Drainage for the area is provided by Little Gunpowder Falls and Winters Run, both of which flow southward toward the bay estuaries.

The Chesapeake Bay Critical Area occurs around the tidal portion of Joppatowne, and affords water quality and habitat protection measures to this area. A portion of the Gunpowder shoreline is habitat to several rare plant species and is protected through the Critical Area Program.

Historically, the whole community area was called Joppa (Lower Harford during colonial times) and was a center of international trade. The Joppa port on the Gunpowder was a thriving city, based on the trade of agricultural products, particularly tobacco. The Little Gunpowder Falls was a significant factor in the creation of villages in northern Joppa because of the many mills that operated along its banks. Mining and the assembly of armaments, particularly muskets at Jerusalem Mill, played an integral part in the local economy. Siltation of the Gunpowder River, due to agricultural development upstream, and development of harbors at Baltimore and Annapolis contributed to the decline of the port of Joppa. The port of Joppa was slowly abandoned, and by 1815 the town lay in ruins except the Rumsey Mansion. Farming and mining continued in the area known as Joppa-Magnolia, even after the Edgewood Arsenal began construction in 1917-18. The post-World War II expansion and exodus from Baltimore City started a residential building explosion in this area. In 1962, Joppatowne, one of the first planned unit developments in the nation, was developed.

The residential, waterfront community of Joppatowne comprises the majority of the households and population within the community area. Joppatowne is home to three elementary schools - Joppatowne, Riverside, and Magnolia, Magnolia middle school, and Joppatowne high school. Based on the October 2003 amendment to the Annual Growth Report, these schools are all operating below the APF standard for capacity. Children in households north of Singer Road attend Fallston schools. Fallston Middle School currently exceeds capacity and major subdivision plans within this attendance area will not be approved until school capacity is available.

The community is concerned about the capacity of school facilities to absorb additional growth. The County will investigate additional revenue sources to help provide needed educational facilities.

Two volunteer fire stations, a community policing station for the Sheriff's Office, a branch of the Harford County Public Library, a post office, a marina, and a variety of churches serve the population. Commercial and service oriented activities are available at a Neighborhood Center on Towne Center Drive and a Community Center on U.S. 40 at Joppa Farm Road. The Robert Copenhaver Park, Barksdale Park, Erwin Drive Park, Mountain Road Park, Singer Road Park, Clayton Road Conservation Area, and Mariner Point Park, with access to the Chesapeake Bay via the Gunpowder River, serve the open space needs of the community. In addition, a "tot lot" is provided for families on Chell Road in Joppatowne.

The rural area of Joppa is located north of I-95 within the Winters Run and Little Gunpowder Falls Watersheds. The primary land use is agriculture, with several of the community's farms protected in agricultural and historical preservation programs. In addition, there are several large lot, rural residential communities interspersed with small farms and orchards. The residents in the Joppa area utilize the U.S. Route 1 and U.S. Route 40 commercial areas as their primary shopping districts and a small commercial area at MD Route 152 and MD Route 7 for convenience goods. Community open space is provided at Clayton Road Conservation Area, and Gunpowder Falls State Park, a 16,000-acre preserve which forms the border of Harford and Baltimore Counties. This resource provides hiking, canoeing, kayaking, and fishing opportunities for the regional population. Low intensity land uses and sensitive development within Franklinville and Kingsville in adjacent Baltimore County complement the historic and environmental protection efforts in the Joppa area.

The community contains an interchange at I-95 and MD Route 152. Other major arterials include U.S. 40, as well as MD Route 7. The CSX and AMTRAK railways make these transportation corridors directly accessible to major east coast markets and ideal for High Tech Industrial/Employment development. MTA operates a commuter bus route to Baltimore along U.S. 40 and along MD Route 152 to I-95. Harford County Transportation Services (HCTS) operates route 2, a fixed bus route from Joppatowne via Edgewood to Bel Air. A Park-and-Ride lot is located at the interchange of I-95 and MD Route 152.

The Joppa-Joppatowne community had a 2000 population of 14,206, which is approximately 6.5% of the County's total population (Figure 60). Between 1990 and 2000 the population of the area decreased by 0.38 % (54 people). The population between the ages of 20 - 34 had the greatest percentage of decrease, 30.50% (from 3,508 to 2,438). A common trend throughout the County is a maturing population base. Demographics indicate that the population over the age of 50 had the greatest percentage of increase, 30.22% (from 3,435 to 4,473). The challenge for the area is to provide housing and services for the aging population while at the same time offer incentives for young families and young adults to stay in the area. The number of households grew by nearly 6.5% (from 5,105 to 5,432), between 1990 and 2000.

Joppa - Joppatowne Demographic Profile: 1990-2000

	1990	2000	Percent Change
Total Population	14,260	14,206	-0.38%
Total Households	5,105	5,432	6.41%
Median Household Income (in current \$)	\$44,257	\$57,456	29.82%
Employment	1,973	3,140	59.15%
Population By Race / Hispanic Origin			
White	13,113	12,441	-5.12%
Black	907	1,230	35.61%
American Indian/Alaska Native	40	37	-7.50%
Asian/Hawaiian/Pacific Islander	155	172	10.97%
Other	45	115	155.56%
Population of 2 or more Races	NA	211	NA
Hispanic Population	185	258	39.46%

Figure 60

Throughout the County, household income is up 37%. The median household income for this area grew 30% over the last decade from \$44,257 to \$57,456. Households in this community earning over \$100,000 a year increased by 201%, while households earning less than \$50,000 a year decreased by 26%. Total employment in this area increased by 59% from 1,973 to 3,140.

Plan for the Area

In May 2003, the Harford County Council adopted the Joppa-Joppatowne Community Plan as an official element of the Land Use Element Plan. The Community Plan will guide future growth and preservation efforts. The Plan was developed through a community-wide planning effort. Workshops, work sessions and community outreach were used to synthesize ideas and build a consensus plan for the community.

Efforts to implement the community plan are encouraged to continue. Six focus areas are proposed that are designed to attract development appropriate to the area (Figure 61). These focus areas are necessary to achieve the community's vision and Harford County's goal for community sustainability. Four of these focus areas are within the Development Envelope. Here the emphasis is on a mixed-use concept that includes stores, offices, residences, schools, and recreation spaces all within walking distance of each other. The other two focus areas are located in rural Joppa, where the emphasis is on retention and enhancement of the rural character of the area, not on growth. These six focus areas are joined through a greenway system, including habitat areas along stream valley corridors, and site-sensitive bike/hike trails.

Joppa-Joppatowne contains two distinct communities; a low intensity rural area north of I-95 and a higher intensity area within the Development Envelope south of I-95. The application of Smart Growth tactics, which encourages development to occur in designated growth areas, will enhance established neighborhoods, maximize existing infrastructure, and preserve sensitive natural areas. Future development and redevelopment is encouraged to locate within these designated growth

areas. Retention of the area's rural character is supported north of I-95. This will encourage the continuation of a viable agricultural community and protect existing low intensity neighborhoods.

Joppatowne and the U.S. 40 corridor will continue to be the focus of development within the community area. Future growth will be directed away from sensitive natural areas and toward redeveloping older areas within the Development Envelope, which have existing infrastructure. While studies indicate that areas defined for commercial use are adequate to meet the immediate and foreseeable future retail and service needs of the community, any consideration of additional commercial zoning within this area will evaluate community needs as well as the amount of commercial land already available in the area. Any additional zoning changes will also be subject to a technical analysis to ensure that the proposed change will not generate adverse impacts in the community.

Building on the existing transportation strengths in the community, the Community Plan focuses on incorporating safe and convenient pedestrian, bicycle, and transit options into the current system. A series of walkable neighborhoods distributed throughout Joppatowne and the community's portion of the Development Envelope is recommended. A community wide greenway system is suggested, following stream valley corridors, to link the significant historical and ecological assets of the community.

As development continues, traffic congestion and limited access to Joppatowne and Magnolia have become major concerns to the residents. A community-wide traffic study and focused transportation improvements are necessary to enhance the safety and high quality of life within this area.

As growth occurs, additional community priorities include monitoring of area schools to assure optimum class sizes, maintenance of existing active recreation sites, increased protection for passive open space sites, and year-round access to recreational facilities. Since demographic trends and surveys indicate a market for active senior housing in Joppatowne, the Plan promotes quality infill development of compact, mixed-use building forms within the Development Envelope, with services targeting the senior population.

The U.S. 40 and I-95 corridors are targeted to become the service and employment focal points for the community. The area on MD Route 152 south of I-95 is visualized as a high tech, upscale mixed-use employment center, seeking high-paying and clean industries, institutions, and businesses. Quality architecture and site design is supported for the entire community area.

Revitalization of the U.S. 40 corridor is strongly encouraged. In addition, a public/private partnership to add streetscape improvements to the privately maintained landscaping at Joppatowne Plaza at U.S. 40 and Joppa Farm Road will tie into an overall U.S. 40 theme and enhance this gateway to Harford County. The community has identified a need to revitalize and fill its business areas at Joppatowne Plaza, at Towne Center and Shore Drive, and at Towne Center and Kearney Drive.

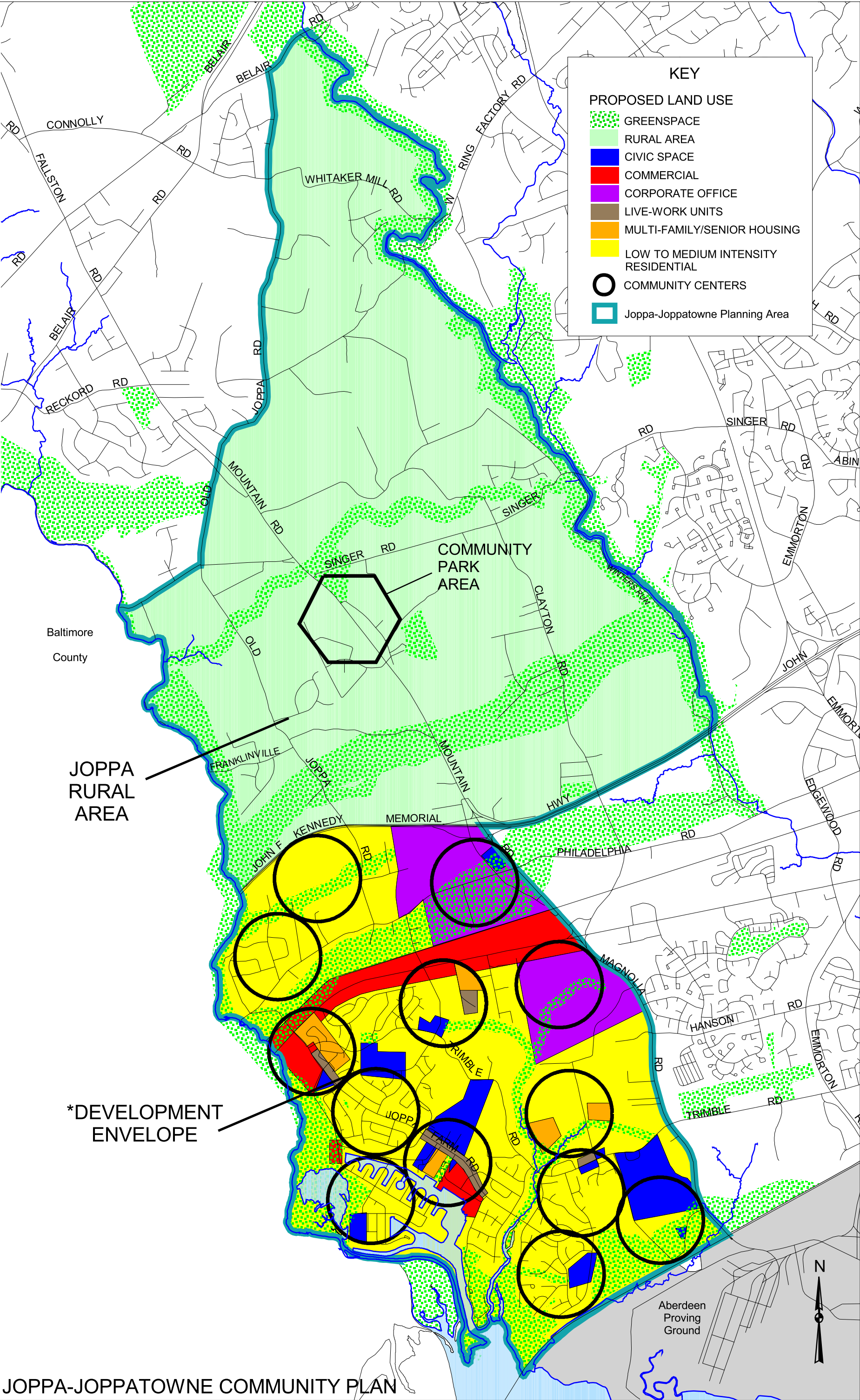
The area of Joppa, located between Winter's Run and Little Gunpowder Falls, north of I-95, will continue to support agricultural activities and low intensity Rural Residential neighborhoods. Protection of the character of the Joppa Rural Area is strongly supported. In order to retain the rural

atmosphere of Joppa, it is recommended that there be no extension of public water and sewer into the area along MD Route 152 north of I-95, and the Development Envelope boundary at I-95 be maintained. Throughout the area, the designation of public services should be minimized, and improvements to the road network should preserve and protect the natural characteristics of the roadway while providing safe and efficient travel. Schools, libraries and other such facilities will be directed south of I-95 towards U.S. 40 and the Joppatowne portion of the community. Protection of the Little Gunpowder Falls and Winters Run resources will be provided by retaining vegetated buffers. The rural character and water resources must not be compromised by high intensity or incompatible development.

Since half of the County's existing mining operations lie within the Joppa/Joppatowne Community Area, the issue of reclamation is important to this community. The Joppa/Joppatowne Community Plan recognizes the value of existing mineral resource operations in the area, and citizens will work with Harford County and the State to improve screening of mining operations and the reclamation of sites for green space and passive and active recreational opportunities that meet the needs of the community. The Joppa/Joppatowne Community Plan specifically prohibits additional solid waste facilities and rubblefills within the community area.

The Joppa-Joppatowne community will continue to develop concepts and tools for implementation of the community's vision. Efforts will be made at the Federal, State, and local level to enhance the community through capital improvements, grants, and private investment.

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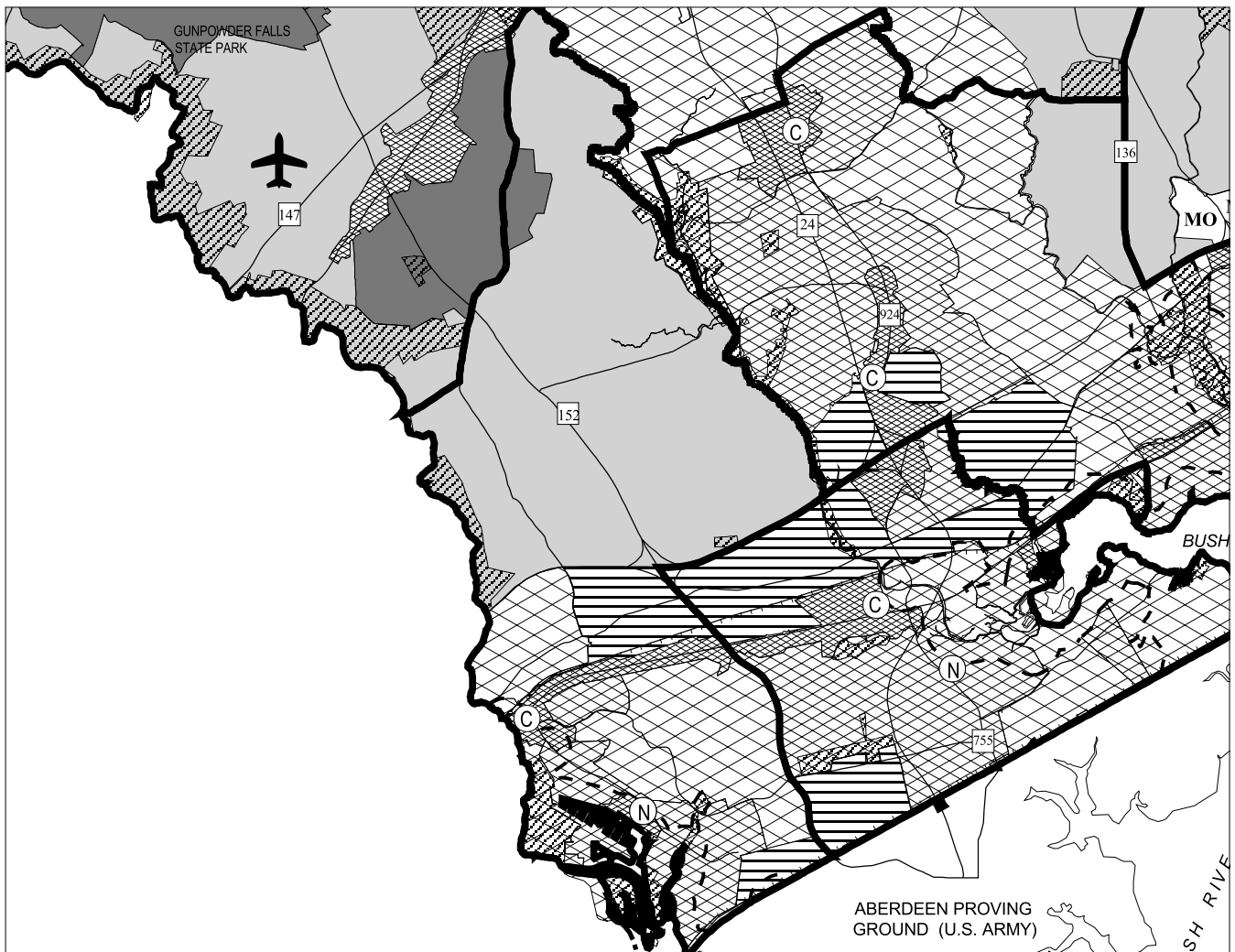


JOPPA-JOPPATOWNE COMMUNITY PLAN

*As defined by the Joppa/Joppatowne Community Plan

Figure 61 □
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Joppa-Joppatowne Community Area

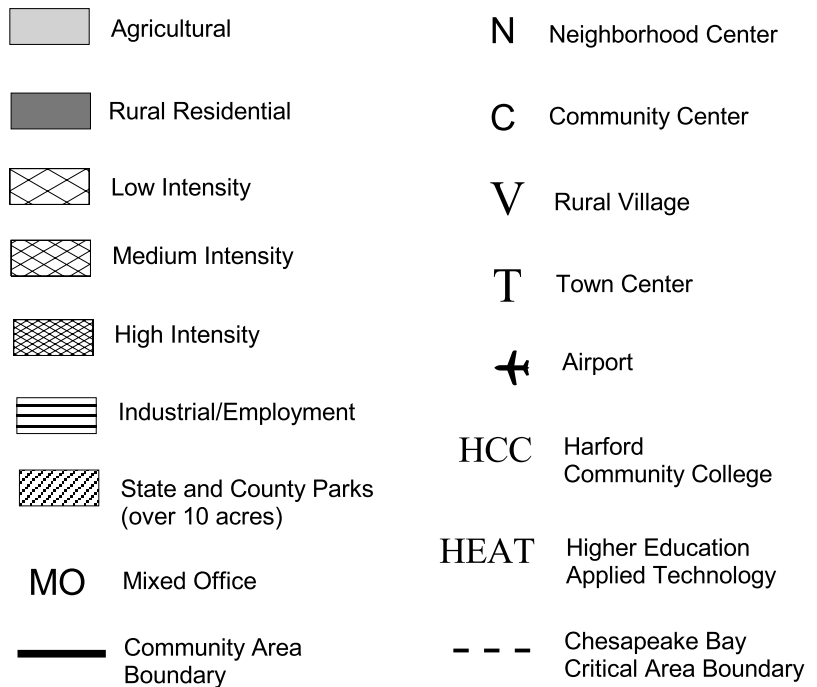
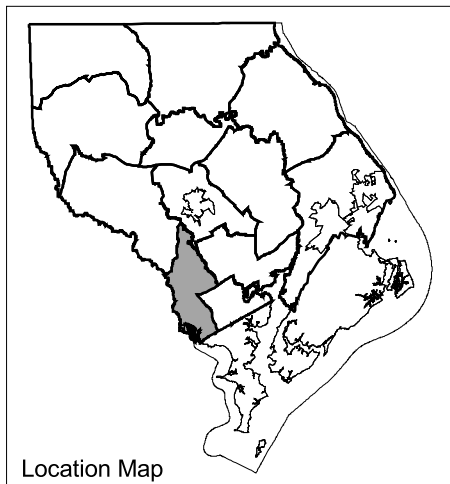


Figure 62 □

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